

DEDICATION:

STATE OF ARIZONA }
COUNTY OF COCONINO }SS.

KNOW ALL MEN BY THESE PRESENTS: THAT MIRAMONTE BIRCH & VERDE, LLC, HAS SUBDIVIDED UNDER THE NAME BIRCH AVENUE CONDOMINIUMS, A SUBDIVISION LOCATED IN A PORTION T2IN R7E, INSTRUMENT 3881539, COCONINO COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES PUBLISH THIS PLAT AS AND FOR THE PLAT OF BIRCH AVENUE CONDOMINIUMS AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH UNIT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH UNIT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

PUBLIC RIGHT OF WAY: GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, IN FEE SIMPLE, ALL PUBLIC RIGHT-OF-WAY SHOWN ON THE PLAT FOR PUBLIC USE. GRANTOR OR SUCCESSOR IN INTEREST AS ABUTTING PROPERTY OWNER SHALL MAINTAIN THE SIDEWALK AND LANDSCAPING WITHIN THE RIGHT-OF-WAY BETWEEN THE STREET CURB AND THE ABUTTING PROPERTY IN COMPLIANCE WITH THE FLAGSTAFF CITY CODE.

EASEMENTS: GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF, ARIZONA, AN ARIZONA MUNICIPAL CORPORATION, PERPETUAL NON-EXCLUSIVE EASEMENTS OVER, UNDER, UPON, AND ACROSS ALL EASEMENT AREAS DESIGNATED ON THE PLAT FOR THE EASEMENT PURPOSES, INCLUDING ANY RELATED FACILITIES AND EQUIPMENT AS FOLLOWS: PUBLIC UTILITY EASEMENT FOR PUBLIC USE, FOR UTILITY PURPOSES, INCLUDING WITHOUT LIMITATION, CONSTRUCTION, OPERATION, MAINTENANCE, MODIFICATION, REPLACEMENT AND REPAIR OF ELECTRICITY, ENERGY, GAS, WATER, SEWER, PUBLIC STORM WATER SYSTEM, TELECOMMUNICATIONS, INTERNET SERVICES, CABLE TELEVISION, AND OTHER UTILITIES.

EASEMENT GENERAL CONDITIONS: ALL EASEMENTS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING GENERAL CONDITIONS: (A) GRANTOR SHALL NOT ALLOW USE OF THE EASEMENT AREA IN A MANNER THAT INTERFERES WITH EASEMENT. (B) GRANTOR OR SUCCESSOR IN INTEREST SHALL MAINTAIN EASEMENT AREAS FREE AND CLEAR OF VEGETATION OR OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, PER THE FLAGSTAFF CITY CODE AS AMENDED; AND (C) GRANTEE MAY MAINTAIN VEGETATION AND REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT; (D) IN THE EVENT THE CITY OF FLAGSTAFF HAS NOTIFIED GRANTOR AND PROVIDED REASONABLE OPPORTUNITY TO MAINTAIN THE SLOPE, VEGETATION AND/OR REMOVE OBSTRUCTIONS THAT INTERFERE WITH THE EASEMENT, CITY OF FLAGSTAFF MAY ISSUE AN ASSESSMENT AGAINST GRANTOR TO RECOVER THE CITY'S ACTUAL, REASONABLE MAINTENANCE COSTS AND RECORD IT AS A LIEN AGAINST GRANTOR'S PROPERTY UNTIL THE ASSESSMENT AND ANY STATUTORY INTEREST IS PAID; (E) GRANTEE SHALL HAVE A LIMITED, TEMPORARY RIGHT OF ACCESS ACROSS GRANTOR'S ADJACENT PROPERTY FOR EASEMENT PURPOSES IF ACCESS CANNOT BE REASONABLY ACHIEVED BY OTHER MEANS.

BINDING EFFECT: THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IMPROVEMENTS: GRANTOR HEREBY DEDICATES TO THE CITY OF FLAGSTAFF ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY GRANTOR FOR CITY PUBLIC RIGHTS-OF-WAY AND CITY UTILITIES WITHIN THE EASEMENT AREAS, AND SUCH DEDICATION SHALL BE EFFECTIVE WHEN FORMALLY ACCEPTED BY THE CITY ENGINEER.

INTERIM LIABILITY: MIRAMONTE BIRCH & VERDE LLC, DOES HEREBY RELEASE AND DISCHARGE THE CITY OF FLAGSTAFF, AND INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF FLAGSTAFF, OF AND FROM ANY LIABILITY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY AS DEPICTED ON THIS PLAT UNTIL THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND FORMALLY ACCEPTED BY THE CITY ENGINEER. GRANTOR OR SUCCESSOR IN INTEREST SHALL MAINTAIN THE NEWLY DEDICATED PUBLIC RIGHTS-OF-WAY UNTIL THE ACCEPTANCE DATE.

NOW, THEREFORE, IN WITNESS WHEREOF, MIRAMONTE BIRCH & VERDE, LLC, HAS CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS REPRESENTATIVE, THEREUNTO AUTHORIZED.

DONE AT ARIZONA, THIS DAY OF 20

BY: CHRISTOPHER KEMMERLY (MANAGING MANAGER)

STATE OF ARIZONA }
COUNTY OF COCONINO }SS.

ON THIS DAY OF 20, BEFORE ME PERSONALLY APPEARED CHRISTOPHER KEMMERLY, THE MANAGING MANAGER, FOR AND ON BEHALF THEREOF, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIM TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE DOCUMENT.

NOTARY PUBLIC

OCCUPANCY:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE MAY BE ISSUED NOR MAY ANY RESIDENCE ERECTED IN THIS TRACT BE OCCUPIED UNTIL THE REQUIRED WATER, SEWER, AND ALL OTHER ESSENTIAL UTILITIES ARE INSTALLED AND AN ALL-WEATHER ACCESS ROADWAY TO THE RESIDENCE IS CONSTRUCTED AND APPROVED OR ACCEPTED BY THE CITY ENGINEER.

NOTES:

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
A. REMOVABLE WOOD, WIRE, OR SECTION-TYPE FENCING
B. CONSTRUCTION, STRUCTURES, OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES WHICH USE OR SHALL USE THE UTILITY EASEMENT.

CONSTRUCTION OF LANDSCAPING WITHIN CLEAR VIEW ZONES IS RESTRICTED PER THE CITY OF FLAGSTAFF ENGINEERING DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS FOR NEW INFRASTRUCTURE (2017 EDITION) - SECTION 13-10-006-0002, INTERSECTION SIGHT TRIANGLES, CLEAR VIEW ZONES.

NO FENCING, RE-GRADING, DISTURBANCE OF NATURAL GROUND, PLACEMENT OF FILL OR ANY OTHER OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED ON SITE WHEN ANY PORTION OF THE FACILITY OR BUILDING IS BEYOND 150 FEET FROM APPROVED FIRE APPARATUS ACCESS ROADWAYS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE SUBSTITUTED FOR MEETING THIS REQUIREMENT WHEN APPROVED BY THE FIRE DEPARTMENT. CONFER WITH THE FLAGSTAFF FIRE DEPARTMENT FIRE PREVENTION OFFICER TO DETERMINE THE SPECIFIC MEANS OF COMPLIANCE.

THE PROPERTY OWNERS ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY FOR PRIVATE DETENTION FACILITIES AND PRIVATE DRAINAGEWAYS.

THE CITY OF FLAGSTAFF SHALL HAVE THE RIGHT TO PERIODICALLY INSPECT SAID DETENTION FACILITIES TO VERIFY THAT REGULAR MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.

CITY OF FLAGSTAFF:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNCIL OF THE CITY OF FLAGSTAFF, ARIZONA ON THE

DAY OF 20

BY: MAYOR

ATTEST: CITY CLERK

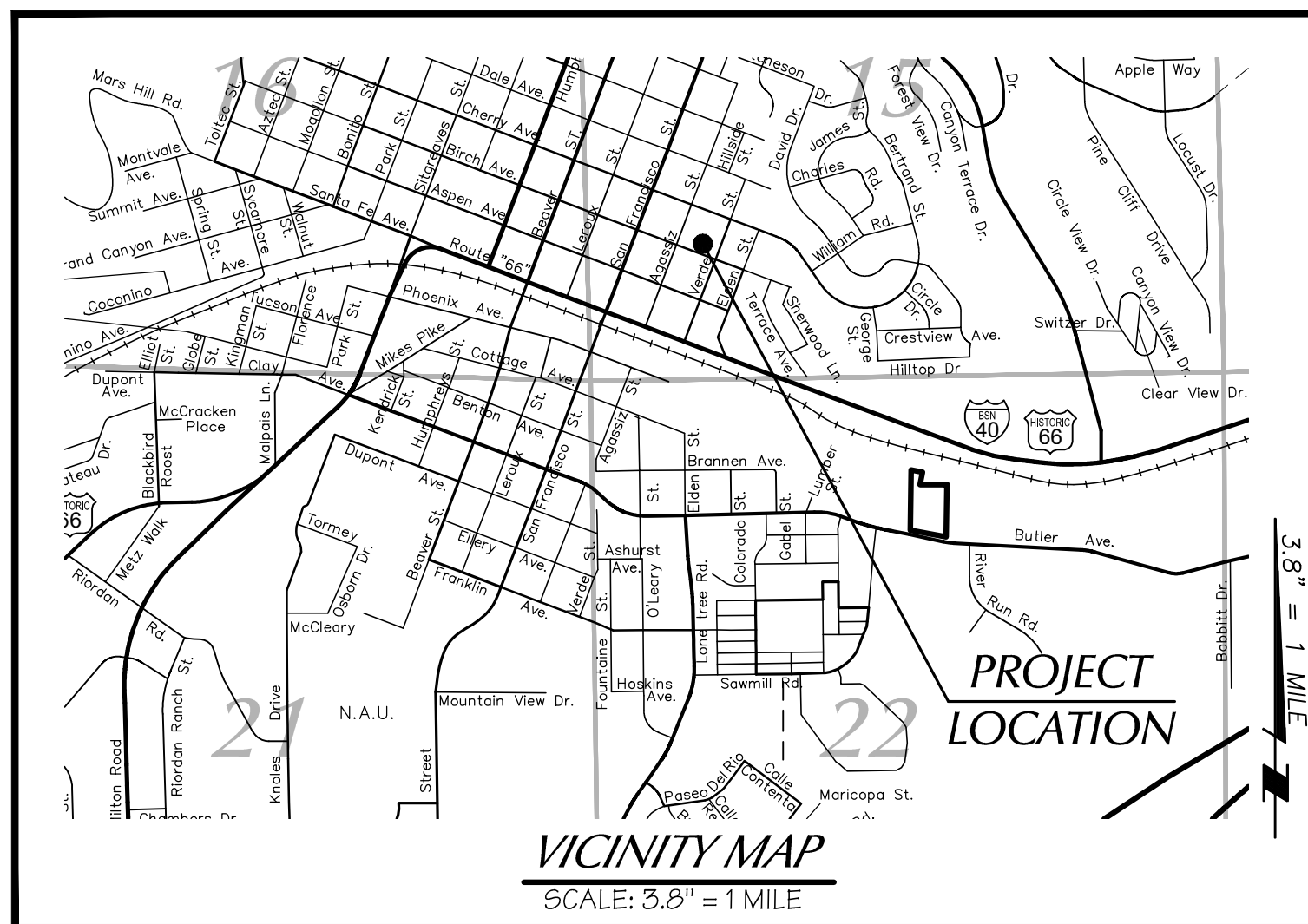
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE PLANNING DIRECTOR AND CITY ENGINEER, CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA ON THE DAY OF 20

BY: PLANNING DIRECTOR

BY: CITY ENGINEER

FINAL PLAT FOR BIRCH AVENUE CONDOMINIUMS

LOCATED IN A PORTION OF THE SW1/4 OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 7 EAST, G&S.R.M. FLAGSTAFF, COCONINO COUNTY, ARIZONA



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4 FIRST FLOOR PLAT - EAST
5 SECOND FLOOR PLAT - WEST
6 SECOND FLOOR PLAT - EAST
7 THIRD FLOOR PLAT - WEST
8 THIRD FLOOR PLAT - EAST
9 FOURTH FLOOR PLAT - WEST
10 FOURTH FLOOR PLAT - EAST

RESOURCE PROTECTION PLAN

THERE ARE NO RESOURCES PRESENT ON THE SITE.

ADEQUATE WATER SUPPLY

THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION No. 41-900002.0002.

CIVIL ENGINEER OF SUBDIVISION

THE PREPARATION OF ENGINEERING DRAWINGS FOR THIS SUBDIVISION HAS BEEN PERFORMED BY CIVIL DESIGN & ENGINEERING, INC., 618 E. ROUTE 66, FLAGSTAFF, AZ, 86001. CHRISTINE A. LAGUNA (CERTIFICATE NO. 29327)

OFF-SITE IMPROVEMENTS

ALL OFF-SITE FRONTAGE SUBDIVISION IMPROVEMENTS SHALL BE CONSTRUCTED BY THE SUBDIVISION DEVELOPER IN ACCORDANCE WITH THE APPROVED CITY OF FLAGSTAFF PUBLIC AND PRIVATE IMPROVEMENT PLANS FOR MIRAMONTE AT BIRCH AVE., PREPARED BY CIVIL DESIGN AND ENGINEERING, INC., SEALED BY CHRISTINE A. LAGUNA, SEAL DATE 4/22/20

LEGAL DESCRIPTION: Lots 1 through 8 inclusive, Block 30, Railroad Addition to the Town of Flagstaff, as shown on the plat thereof, recorded

PLAT PREPARED BY: MOGOLLON ENGINEERING AND SURVEYING 411 W. SANTA FE FLAGSTAFF, AZ. 86001 (928) 214-0214

A.R.S. 33-1212. UNIT BOUNDARIES EXCEPT AS PROVIDED BY THE DECLARANT.

- 1. IF WALLS, FLOORS OR CEILINGS ARE DESIGNATED AS BOUNDARIES OF A UNIT, ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACE ARE A PART OF THE UNIT, AND ALL OTHER PORTIONS OF THE WALLS, FLOORS OR CEILINGS ARE A PART OF THE COMMON ELEMENT.
2. IF ANY CHUTE, FLUE, DUCT, WIRE, CONDUIT, BEARING WALL, BEARING COLUMN, OR OTHER FIXTURE LIES PARTIALLY WITHIN AND PARTIALLY OUTSIDE THE DESIGNATED BOUNDARIES OF A UNIT, ANY PORTION SERVING ONLY THAT UNIT IS A LIMITED COMMON ELEMENT ALLOCATED SOLELY TO THAT UNIT AND ANY PORTION SERVING MORE THAN ONE UNIT OR ANY PORTION OF THE COMMON ELEMENTS IS A PART OF THE COMMON ELEMENTS.
3. SUBJECT TO THE PROVISIONS OF PARAGRAPH 2, ALL SPACES, INTERIOR PARTITIONS AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT ARE A PART OF THE UNIT.
4. ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, ENTRYWAYS, OR PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

TRACT "A":

8,363 S.F., SHALL CONTAIN ALL AREA OUTSIDE OF THE UNITS.

TRACT A IS A PART OF THE COMMON ELEMENTS AS DEFINED IN THE DECLARATION. A PRIVATE UTILITY EASEMENT FOR UTILITY SERVICES TO THE UNITS, LANDSCAPE AND IRRIGATION INSTALLATION, AND PRIVATE DRAINAGE EASEMENT IS RESERVED FOR THE BENEFIT OF THE UNIT OWNERS AND THE PROPERTY OWNERS ASSOCIATION OVER TRACT A.

RIGHT OF WAY LEGAL DESCRIPTION:

The following is a description of a parcel of land, being a portion of the parcel of land described in Instrument 3881537 of Coconino County Records, lying in section 15, Township 21 North, Range 7 East, G.& S.R.M., Flagstaff, Coconino County, Arizona, being more particularly described as follows:

Beginning at the NW corner of said parcel, a 1/2" rebar w/cap LS16630;

Thence South 69°14'56" East along the north boundary of said parcel and which is the south line of a 16 foot alley a distance of 200.71 feet;

Thence South 20°46'32" West along the east boundary of said parcel and which is the west Right-of-Way line of Elden Street a distance of 134.04 feet;

Thence North 69°12'26" West along the south boundary of said parcel and which is the north Right-of-Way line of Birch Avenue a distance of 201.13 feet;

Thence North 20°57'23" East along the west boundary of said parcel and which is the east Right-of-Way line of Verde Street a distance of 133.89 feet to the Point of Beginning of this description.

Said parcel contains 26,916 sq. ft. of land more or less.

EXCEPTING THEREFROM THE FOLLOWING PARCEL;

Commence at the NW corner of said parcel; Thence South 03°02'01" East a distance of 9.84 feet to the Point of Beginning of this description.

Thence South 69°13'45" East a distance of 189.11 feet;

Thence South 20°46'32" West a distance of 117.47 feet;

Thence South 65°46'29" West a distance of 5.70 feet;

Thence North 69°13'34" West a distance of 177.94 feet;

Thence North 24°07'59" West a distance of 10.63 feet;

Thence North 20°57'36" East a distance of 113.97 feet to the Point of Beginning of this description.

Said exception parcel contains 22,964 sq. ft. of land more or less.

Remaining parcel 26,916 - 22,964 = 3,952 sq. ft. of land more or less.

AREA OF RIGHT OF WAY DEDICATED TO THE CITY OF FLAGSTAFF = 0.0907± ACRES

CONDOMINIUM DECLARATION, Instrument No: \_\_\_\_\_

PROJECT INFORMATION

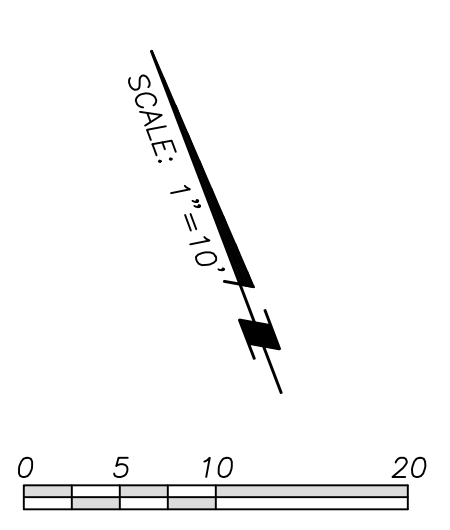
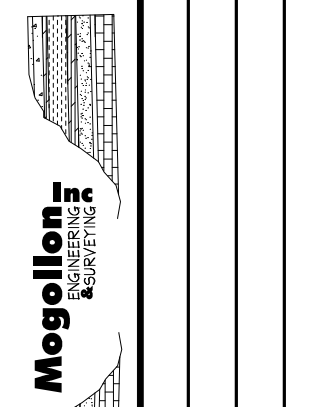
Table with 2 columns: Field Name and Value. Fields include PROJECT NAME, PROJECT LOCATION, APN NUMBER, TITLE CONVEYED BY INSTRUMENT No, TOTAL SQUARE FOOTAGE, TOTAL ACREAGE, TOTAL NUMBER OF UNITS, UNITS PER ACRE, BUILDING FOOTPRINT, LOT COVERAGE, REGIONAL PLAN DESIGNATION, CURRENT ZONING DISTRICT, PROPOSED ZONING DISTRICT, BUILDING TYPE, SPECIFIC TO PRIVATE FRONTAGES, MAXIMUM LOT COVERAGE, MAX BUILDING HEIGHT, CURRENT USE, PROPOSED USE, LOCATED WITHIN R.P.O. ZONE, F.E.M.A. ZONE, OWNER/DEVELOPER.

UTILITY COMPANY ACKNOWLEDGMENT

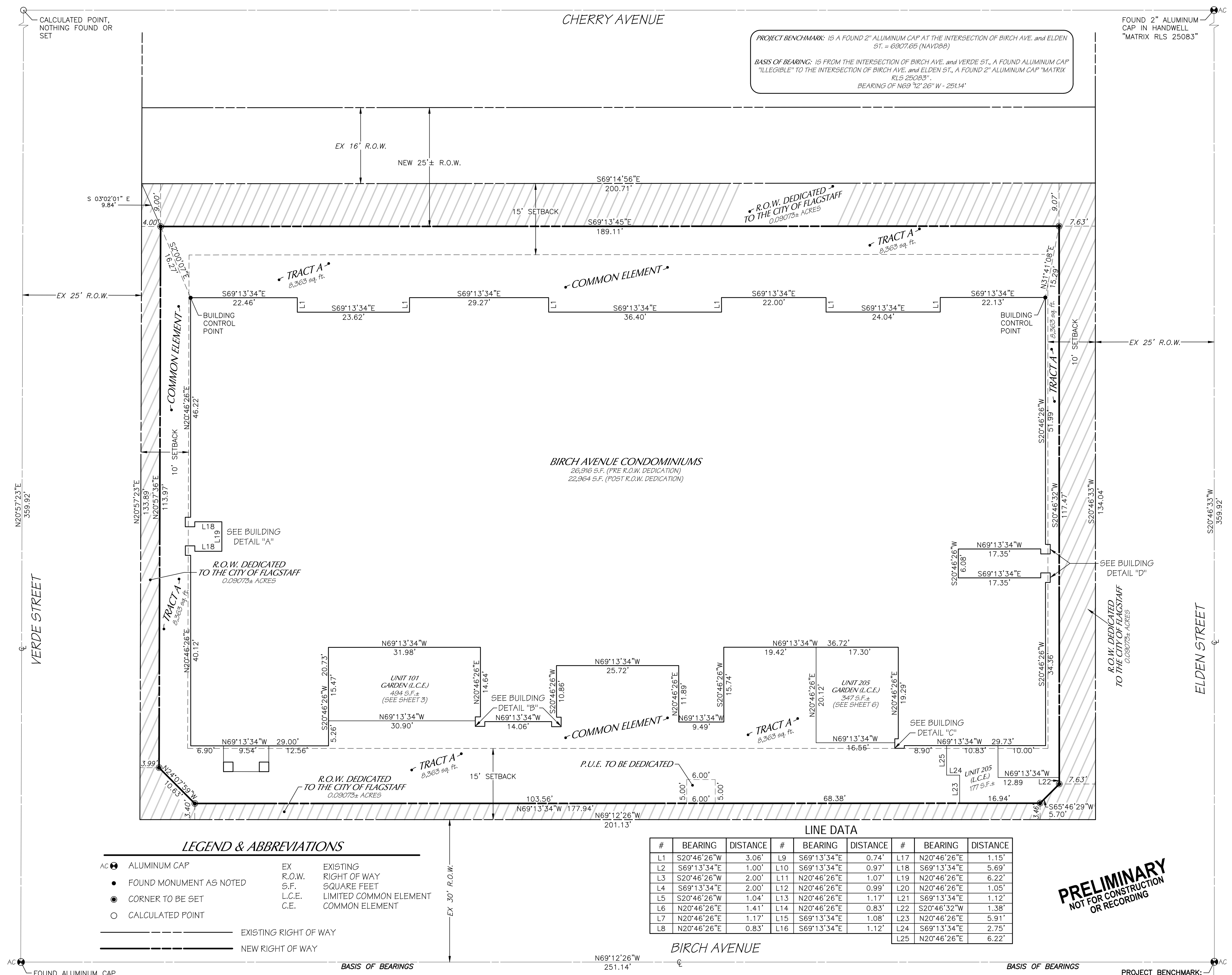
Table with 2 columns: Utility Company Name and Date. Entries include MARTIN CONBOY UNISOURCE ENERGY, DONALD EYMANN CENTURYLINK, CHAD BROOKS ARIZONA PUBLIC SERVICE, SANFORD YAZZIE SUDDENLINK.

SURVEY WAS PERFORMED BY APEX LAND SURVEYS, JOB No. 2020 MIRAMONTE BIRCH-VERDE, DATED 6/24/20 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. DEDICATION LANGUAGE SHOWN HEREON IS FROM THE CITY OF FLAGSTAFF PLANNING DEPARTMENT AND THIS CERTIFICATION DOES NOT COVER THE DEDICATION LANGUAGE.

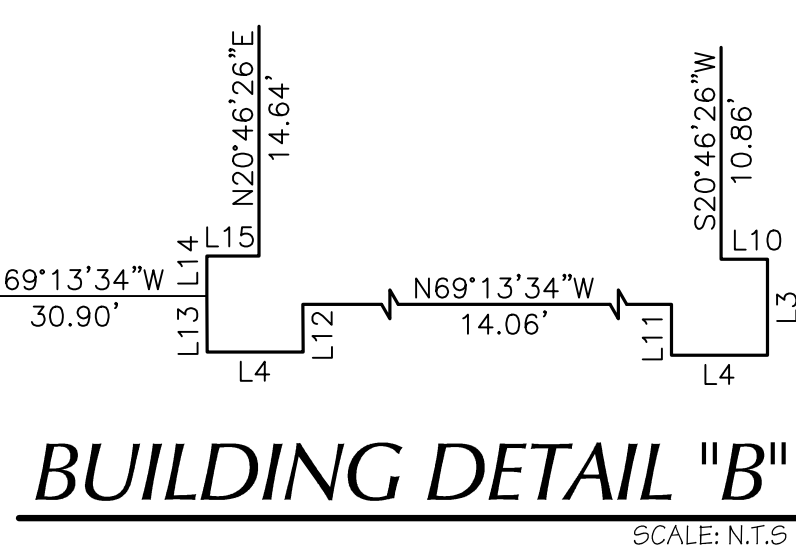
Vertical sidebar containing Mogollon Engineering & Surveying logos, project information (PROJECT NO. 18296, PFI SHEET-01, VERT SCALE N/A, HOR SCALE N/A), dates (DATE: 11/15/21, DESIGNED BY: MRS. JACK KEMMERLY, DRAWN BY: MRS. JACK KEMMERLY, CHECKED BY: KVA/RAC), and a 'PRELIMINARY' stamp.



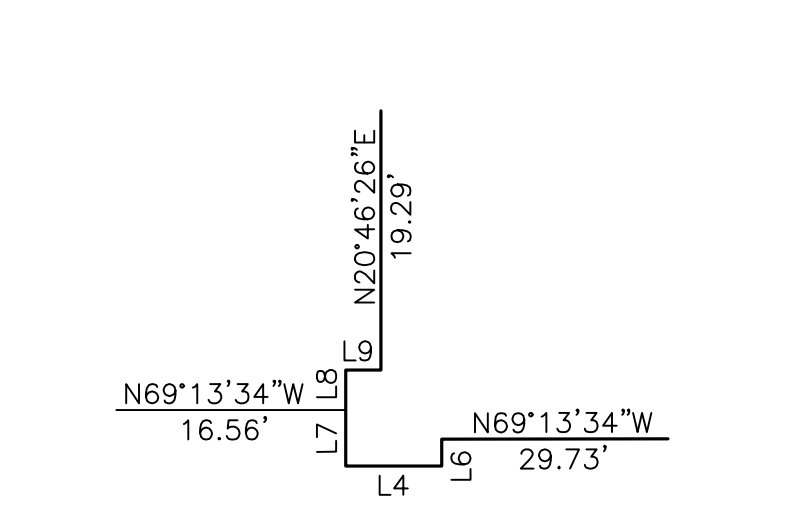
**PROJECT BENCHMARK:** IS A FOUND 2" ALUMINUM CAP AT THE INTERSECTION OF BIRCH AVE. and ELDEN ST. = 6907.65 (NAVD83)  
**BASIS OF BEARING:** IS FROM THE INTERSECTION OF BIRCH AVE. and VERDE ST., A FOUND ALUMINUM CAP "ILLEGIBLE" TO THE INTERSECTION OF BIRCH AVE. and ELDEN ST., A FOUND 2" ALUMINUM CAP "MATRIX RLS 25083", BEARING OF N69°12'26"W - 251.14'



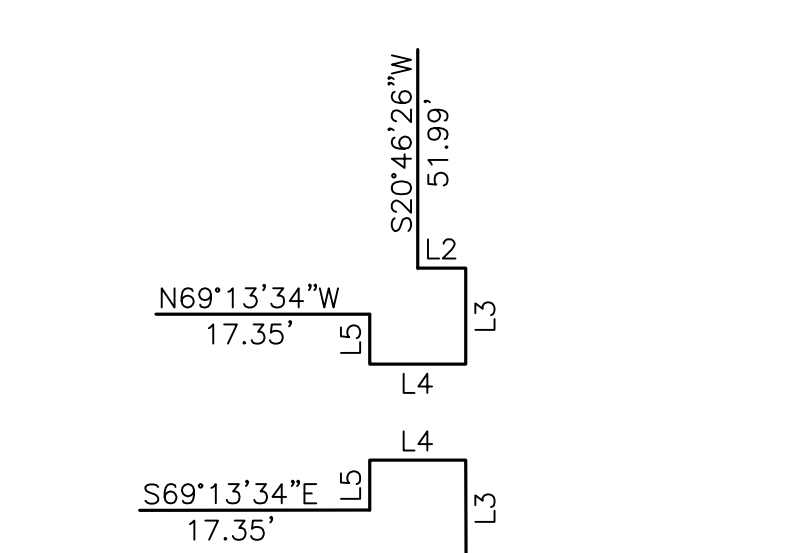
**BUILDING DETAIL "A"**  
 SCALE: N.T.S.



**BUILDING DETAIL "B"**  
 SCALE: N.T.S.



**BUILDING DETAIL "C"**  
 SCALE: N.T.S.



**BUILDING DETAIL "D"**  
 SCALE: N.T.S.



**LEGEND & ABBREVIATIONS**

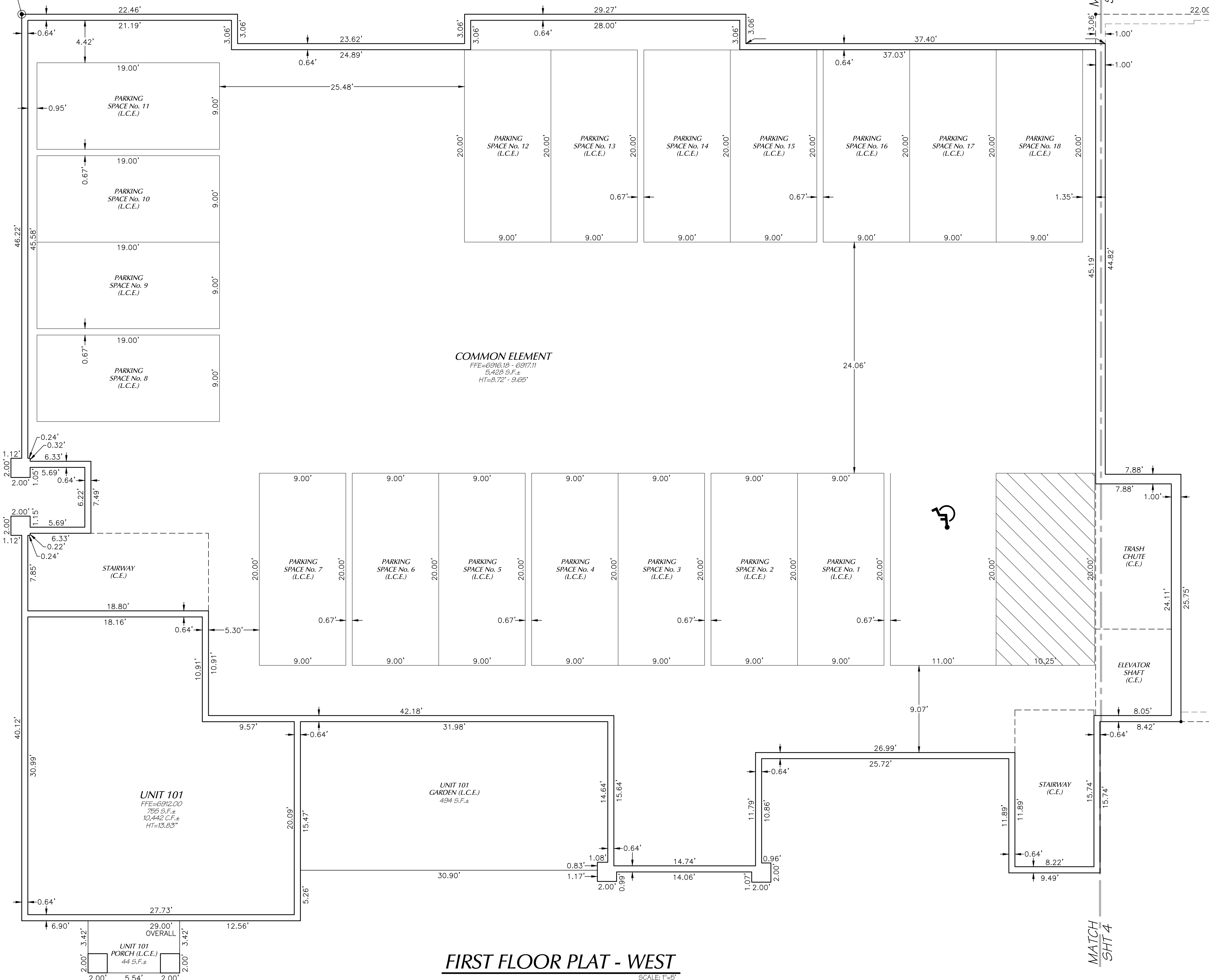
- AC ⊕ ALUMINUM CAP
- FOUND MONUMENT AS NOTED
- CORNER TO BE SET
- CALCULATED POINT
- EX EXISTING R.O.W.
- NEW R.O.W.
- S.F. SQUARE FEET
- L.C.E. LIMITED COMMON ELEMENT
- C.E. COMMON ELEMENT
- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY

**LINE DATA**

#	BEARING	DISTANCE	#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S20°46'26"W	3.06'	L9	S69°13'34"E	0.74'	L17	N20°46'26"E	1.15'
L2	S69°13'34"E	1.00'	L10	S69°13'34"E	0.97'	L18	S69°13'34"E	5.69'
L3	S20°46'26"E	2.00'	L11	N20°46'26"E	1.07'	L19	N20°46'26"E	6.22'
L4	S69°13'34"E	2.00'	L12	N20°46'26"E	0.99'	L20	N20°46'26"E	1.05'
L5	S20°46'26"W	1.04'	L13	N20°46'26"E	1.17'	L21	S69°13'34"E	1.12'
L6	N20°46'26"E	1.41'	L14	N20°46'26"E	0.83'	L22	S20°46'32"W	1.38'
L7	N20°46'26"E	1.17'	L15	S69°13'34"E	1.08'	L23	N20°46'26"E	5.91'
L8	N20°46'26"E	0.83'	L16	S69°13'34"E	1.12'	L24	S69°13'34"E	2.75'
						L25	N20°46'26"E	6.22'

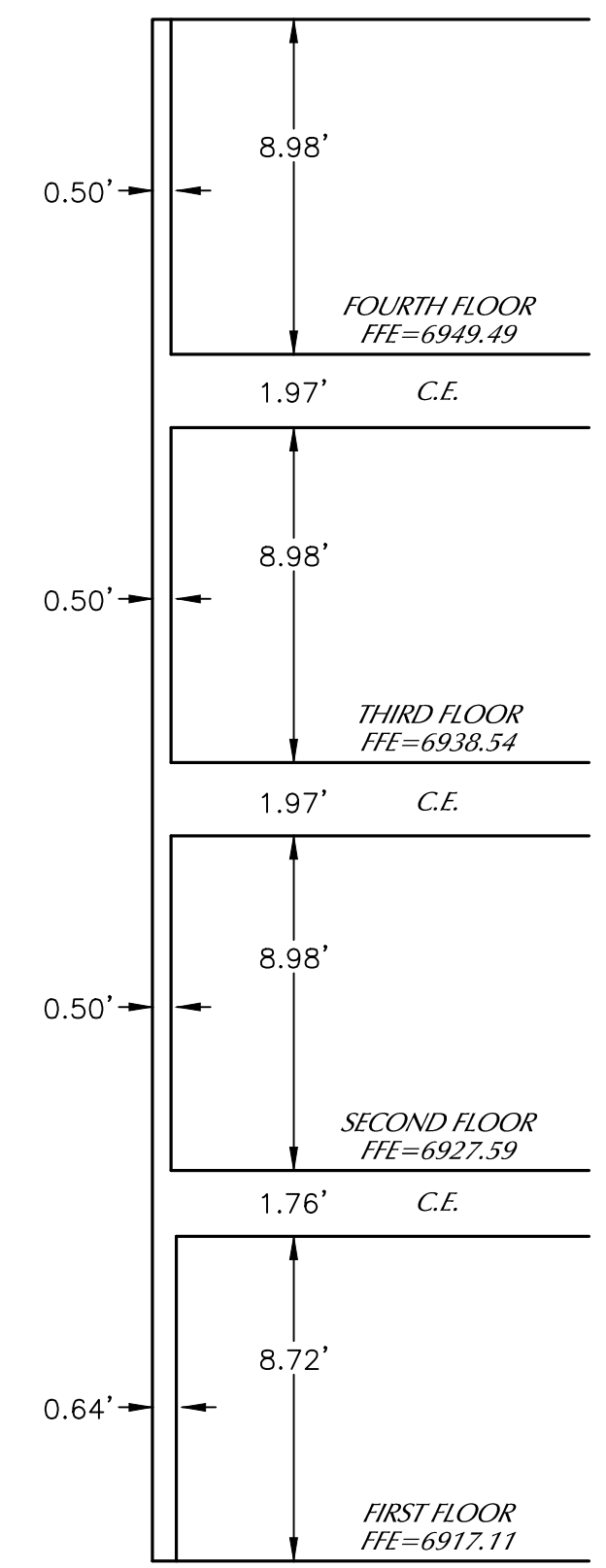
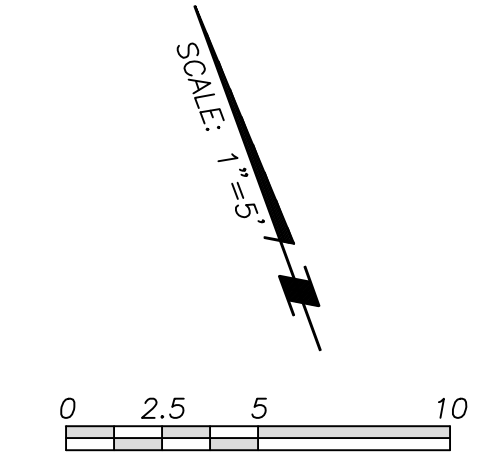
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 OR RECORDING

BUILDING CONTROL POINT



### FIRST FLOOR PLAT - WEST

SCALE: 1"=5'



BUILDING ELEVATIONS  
SCALE: 1"=5'

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

**SHEET NO. 3 OF 10**

COF PROJECT # PZ-17-00175

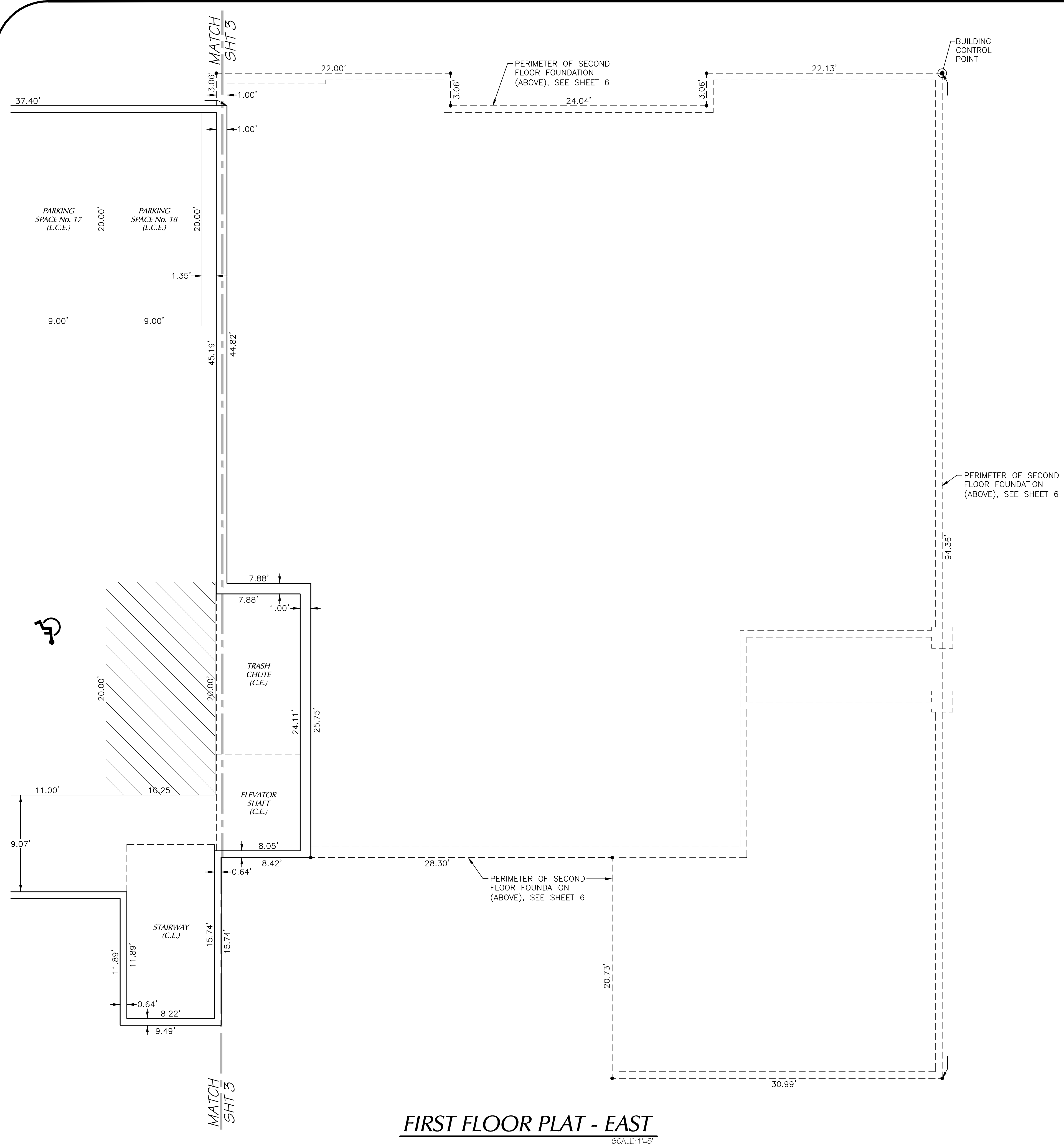
**Mogollon**  
ENGINEERING & SURVEYING  
FINAL PLAT  
BIRCH AVENUE CONDOMINIUMS  
FIRST FLOOR PLAT - WEST

**Mogollon**  
ENGINEERING & SURVEYING  
4111 W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

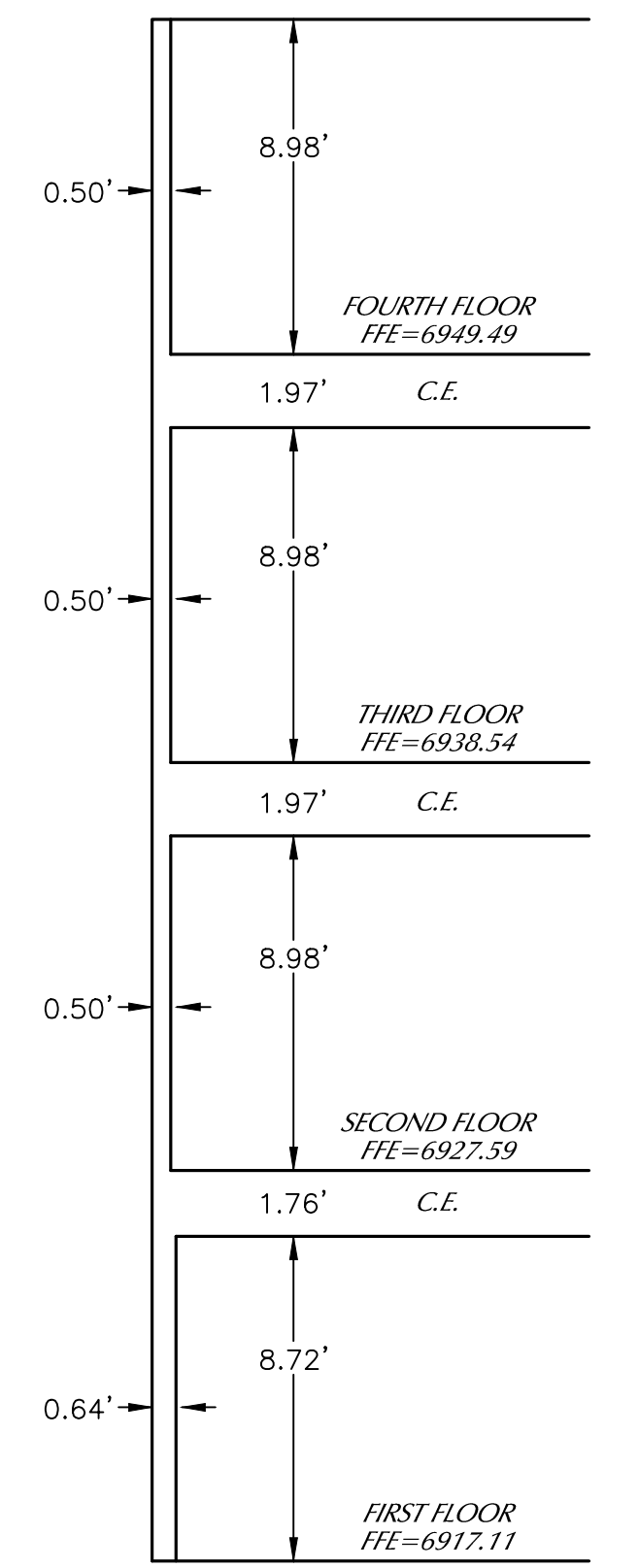
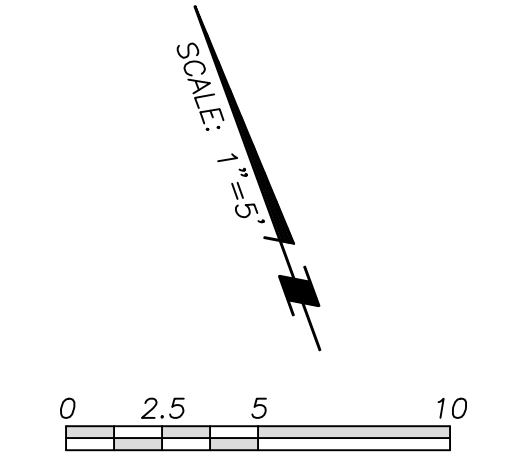
**Mogollon**  
ENGINEERING & SURVEYING  
REGISTERED LAND SURVEYOR  
23950  
PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING  
ARIZONA U.S.A.

PROJECT NO. 18296  
P/N SHEET-03  
DATE: 11/15/21  
DESIGNED BY: [blank]  
DRAWN BY: [blank]  
CHECKED BY: KVH  
VERT SCALE: N/A  
HOR SCALE: 1"=5'

11/15/21  
MES# 18296



**FIRST FLOOR PLAT - EAST**  
SCALE: 1"=5'



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

**SHEET NO. 4 OF 10**

**Mogollon**  
ENGINEERING & SURVEYING

411 W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

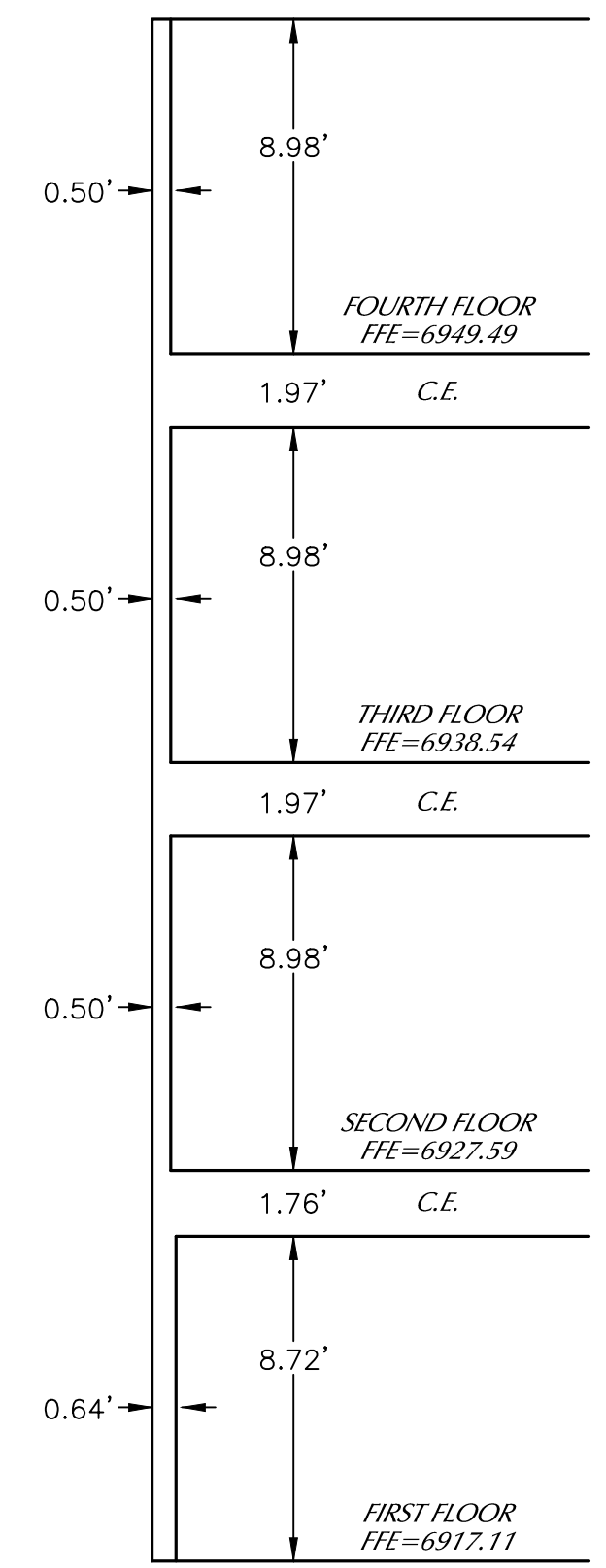
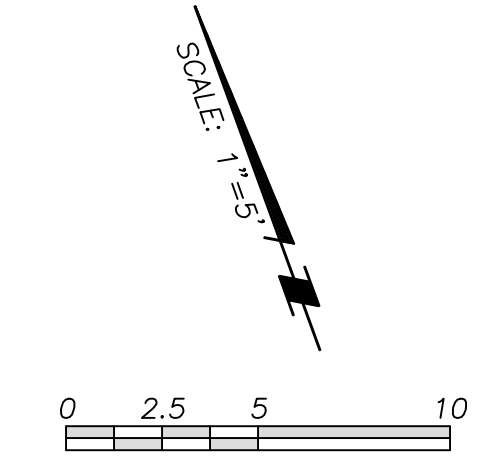
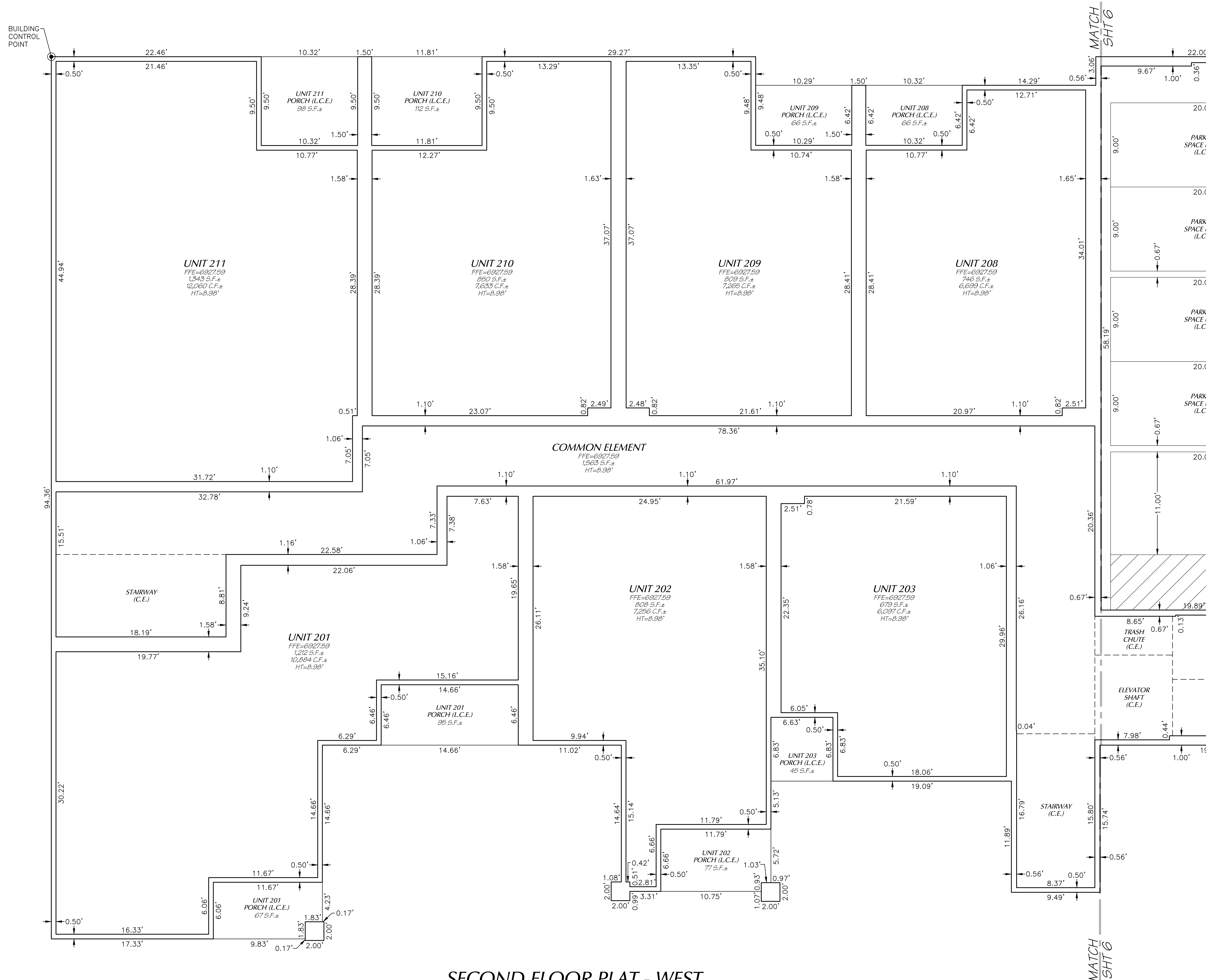
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

REGISTERED LAND SURVEYOR  
23950  
ARIZONA U.S.A.

DATE: 11/15/21  
DESIGNED BY: [blank]  
DRAWN BY: [blank]  
CHECKED BY: KJH

PROJECT NO: 18296  
P/N SHEET: 04  
VERT SCALE: N/A  
HOR SCALE: 1"=5'

FINAL PLAT  
BIRCH AVENUE CONDOMINIUMS  
FIRST FLOOR PLAT - EAST  
11/15/21  
MES# 18296



**SECOND FLOOR PLAT - WEST**  
SCALE: 1"=5'

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

**SHEET NO. 5 OF 10**

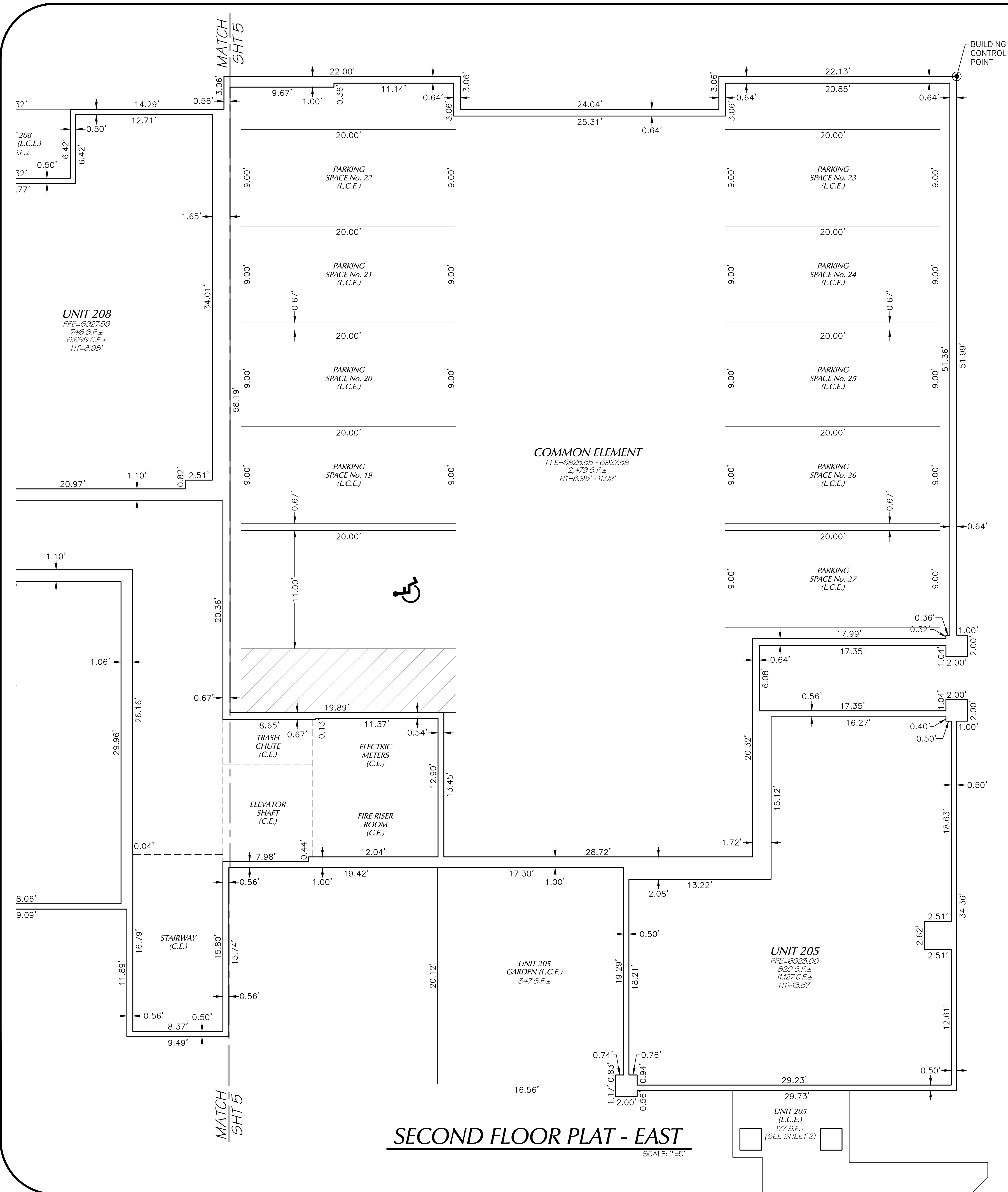
**Mogollon ENGINEERING & SURVEYING**  
REGISTERED LAND SURVEYOR  
23950  
PRELIMINARY FOR CONSTRUCTION  
ARIZONA U.S.A.

**Mogollon ENGINEERING & SURVEYING**  
411 W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

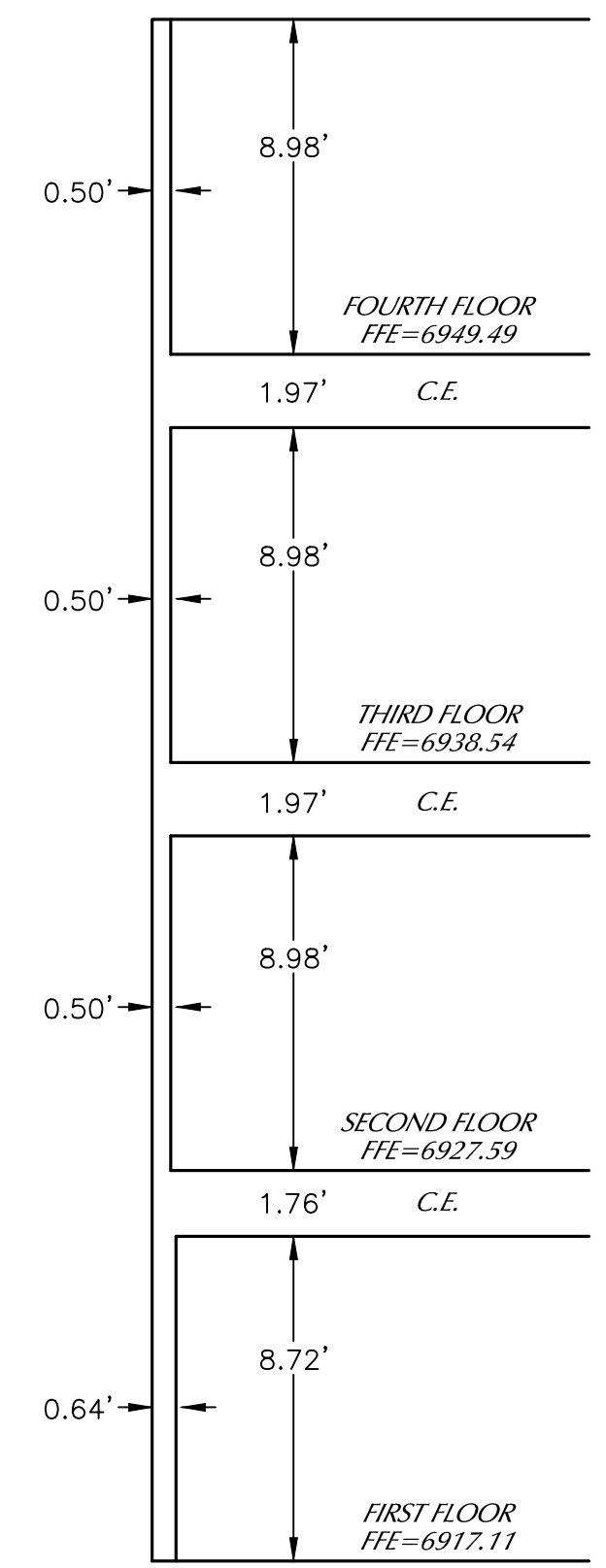
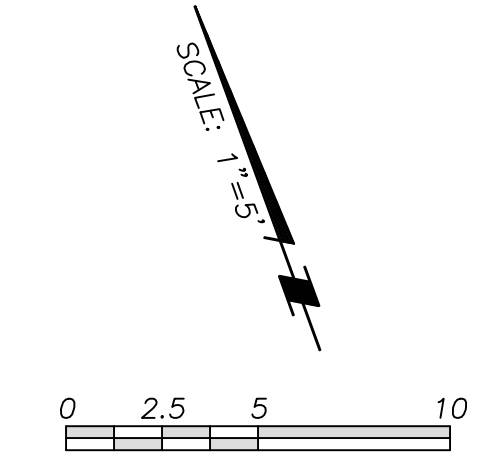
**Mogollon ENGINEERING & SURVEYING**  
PROJECT NO. 18296  
FN SHEET-05  
DATE: 11/15/21  
DESIGNED BY: VERT SCALE: N/A  
DRAWN BY: HOR SCALE: 1"=5'  
CHECKED BY: KVH

**FINAL PLAT**  
BIRCH AVENUE CONDOMINIUMS  
SECOND FLOOR PLAT - WEST  
11/15/21  
MES# 18296

COF PROJECT # PZ-17-00175



**SECOND FLOOR PLAT - EAST**  
SCALE: 1"=5'



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

**SHEET NO. 6 OF 10**  
COF PROJECT # PZ-17-00175

**Mogollon**  
REGISTERED LAND SURVEYOR  
ENGINEERING & SURVEYING

411 W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

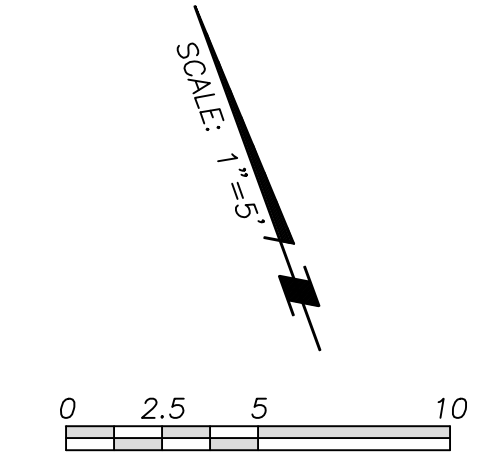
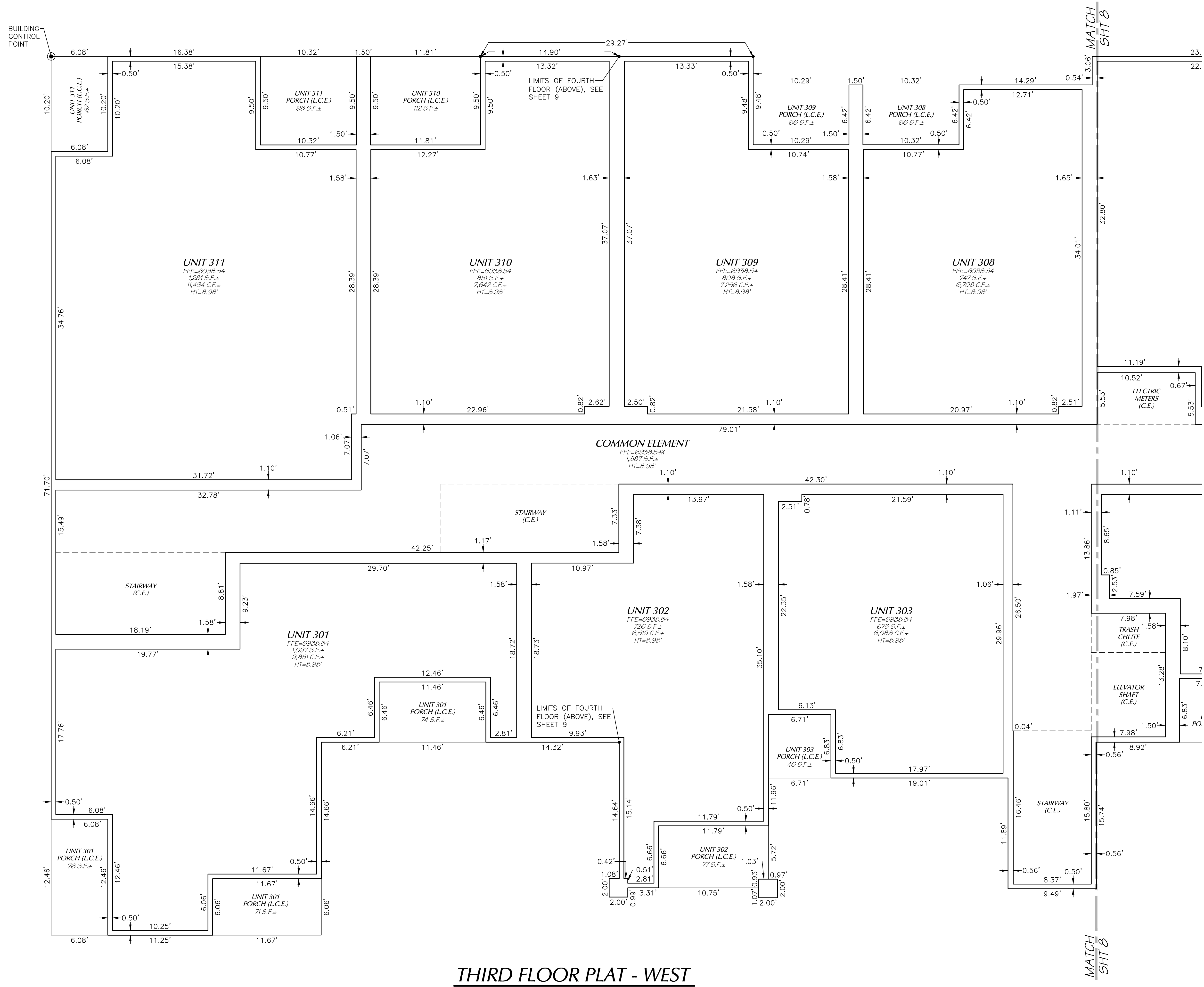
DATE: 11/15/21  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: KVH

PROJECT NO: 18296  
P/N SHEET: 06  
VERT SCALE: N/A  
HOR SCALE: 1"=5'

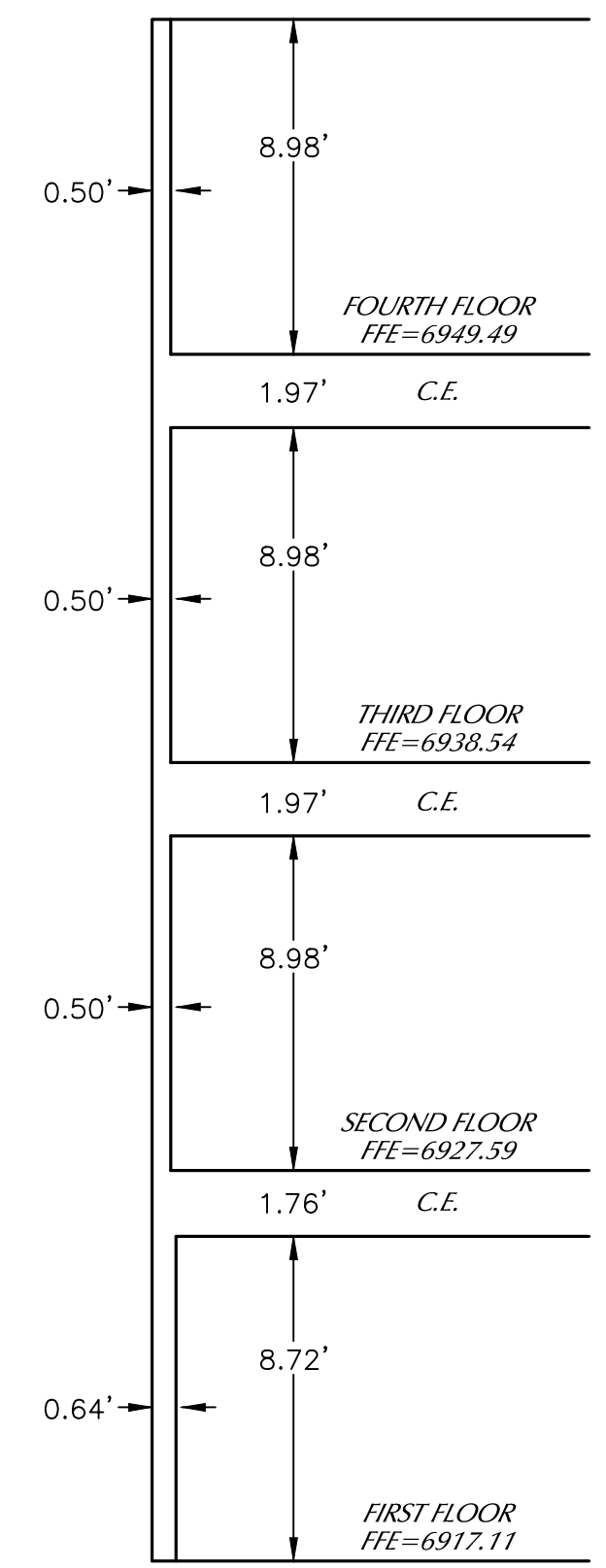
REVISIONS:  
11/15/21

FINAL PLAT  
BIRCH AVENUE CONDOMINIUMS  
SECOND FLOOR PLAT - EAST

11/15/21  
MES# 18296



**THIRD FLOOR PLAT - WEST**  
SCALE: 1"=5'



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

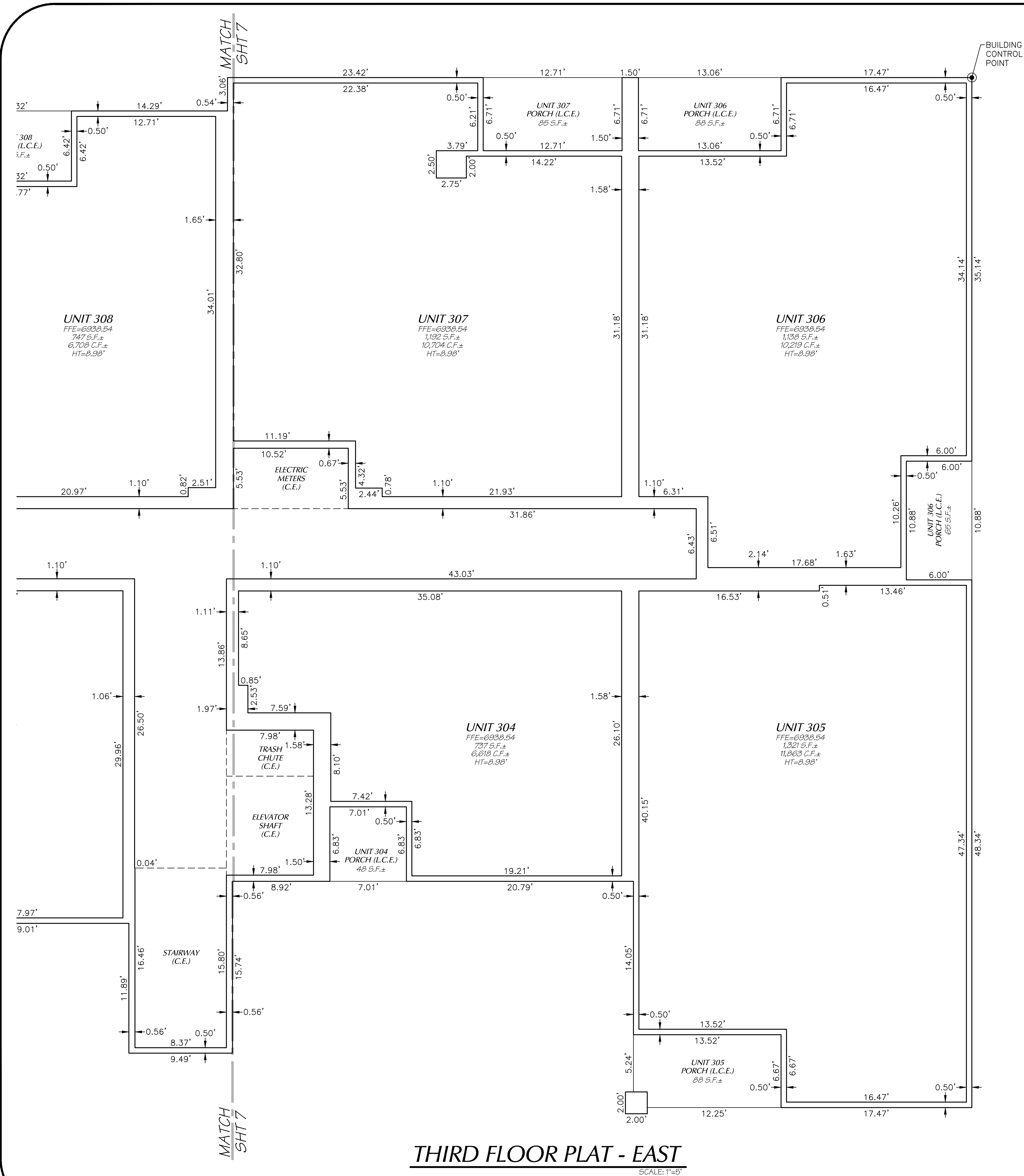
**SHEET NO. 7 OF 10**

11/15/21  
 MES# 18296  
**FINAL PLAT**  
 BIRCH AVENUE CONDOMINIUMS  
 THIRD FLOOR PLAT - WEST

**Mogollon**  
 ENGINEERING & SURVEYING  
 4111 N. Santa Fe Avenue  
 Flagstaff, Arizona 86001  
 Phone: 928-214-0214

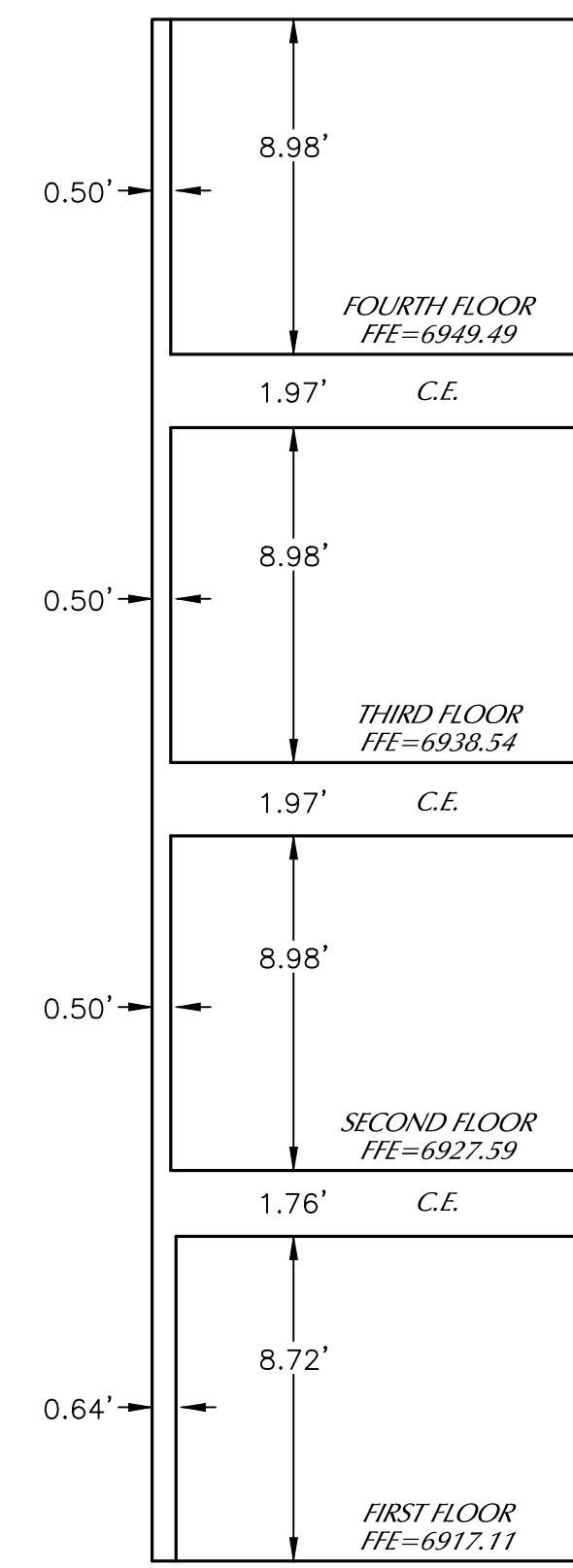
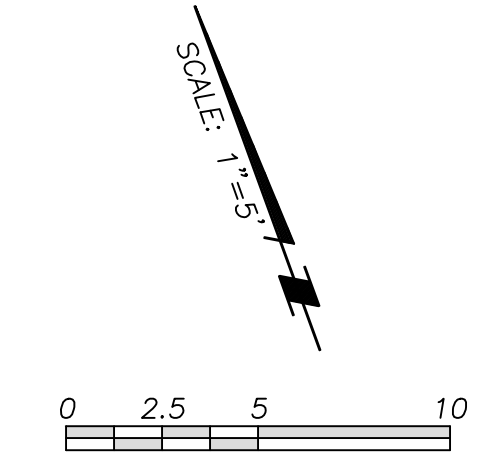
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 OR RECORDING

PROJECT NO. 18296  
 P/N SHEET-07  
 VERT SCALE: N/A  
 HOR SCALE: 1"=5'  
 DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY: KVH



**THIRD FLOOR PLAT - EAST**

SCALE: 1"=5'



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

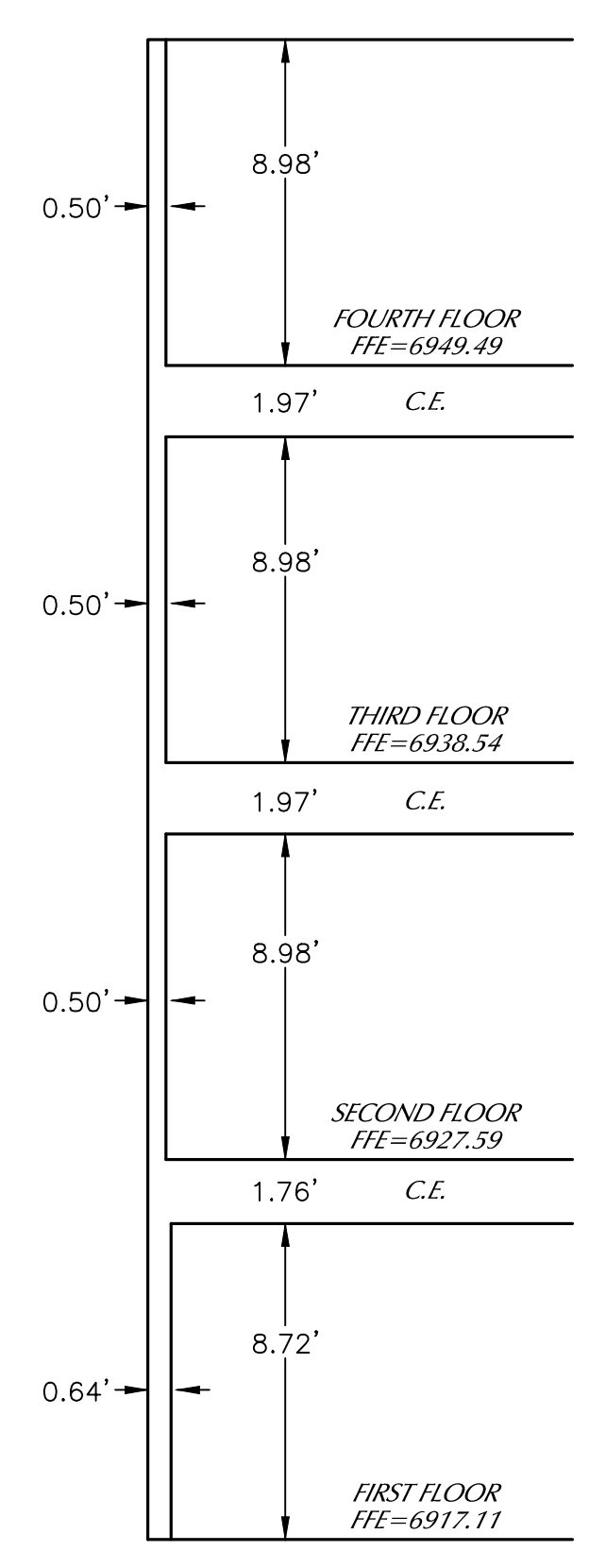
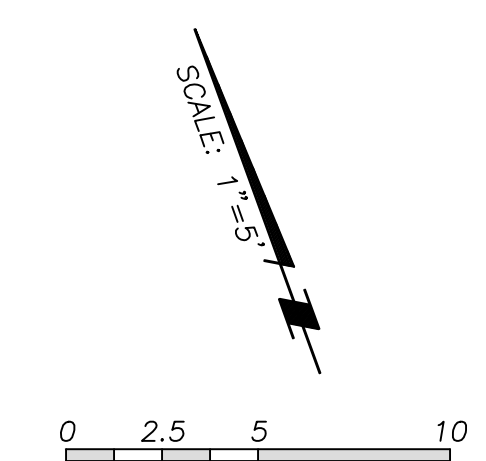
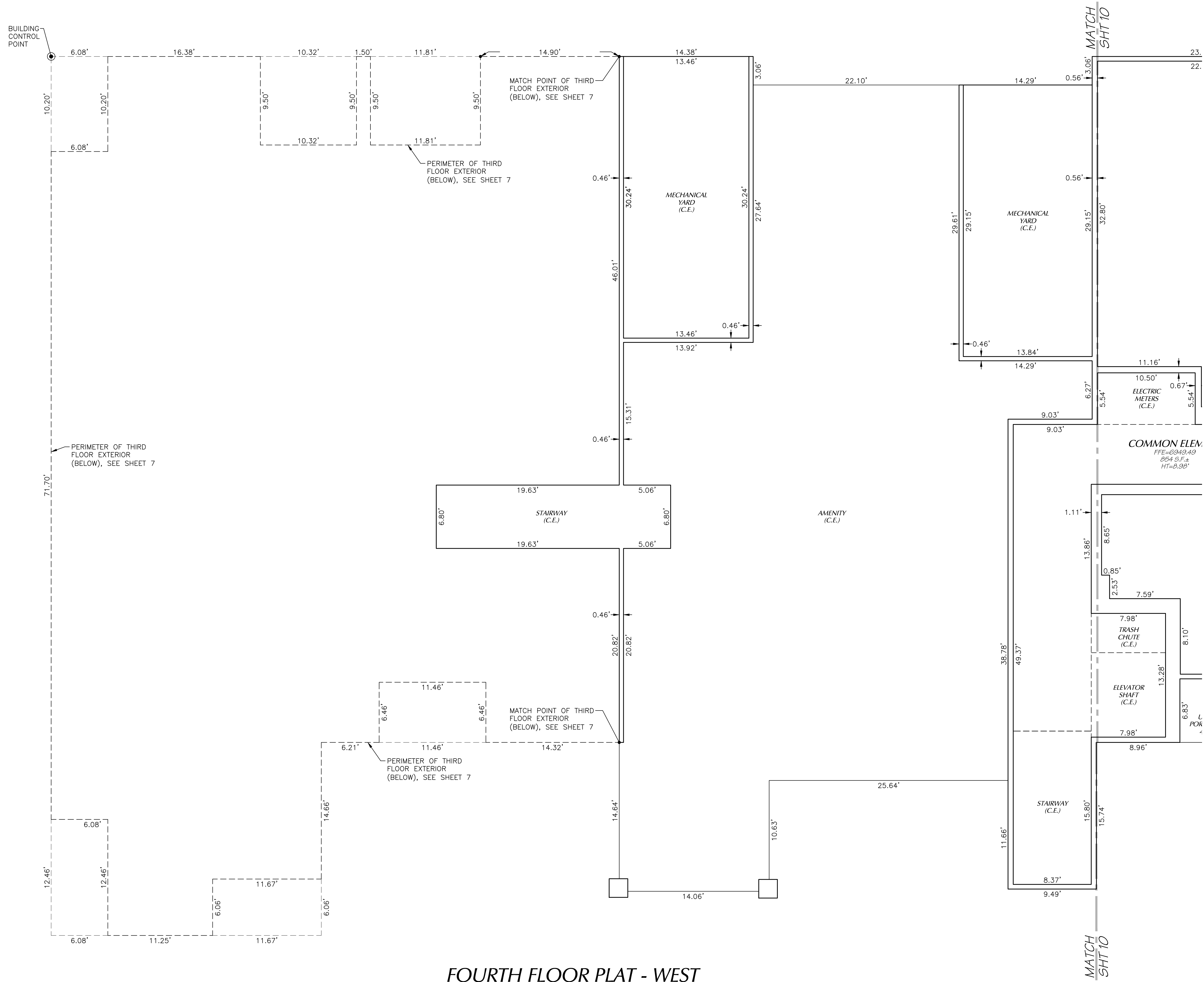
**SHEET NO. 8 OF 10**

COF PROJECT # PZ-17-00175

**Mogollon**  
ENGINEERING & SURVEYING  
FINAL PLAT  
BIRCH AVENUE CONDOMINIUMS  
THIRD FLOOR PLAT - EAST  
11/15/21  
MES# 18296

**Mogollon**  
ENGINEERING & SURVEYING  
411 W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

**Mogollon**  
ENGINEERING & SURVEYING  
REGISTERED LAND SURVEYOR  
23950  
KENT X  
PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING  
PROJECT NO: 18296  
DESIGNED BY: PNI  
DRAWN BY: SHEET-08  
CHECKED BY: KVH  
REVISIONS:  
DATE: 11/15/21  
VERT SCALE: N/A  
HOR SCALE: 1"=5'



**FOURTH FLOOR PLAT - WEST**  
SCALE: 1"=5'

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
OR RECORDING

**SHEET NO. 9 OF 10**

**Mogollon**  
ENGINEERING & SURVEYING

411 W. Santa Fe Avenue  
Flagstaff, Arizona 86001  
Phone: 928-214-0214

DATE: 11/15/21  
DESIGNED BY: PNI  
DRAWN BY: PNI  
CHECKED BY: KVH

PROJECT NO: 18296  
PNI SHEET-09  
VERT SCALE: N/A  
HOR SCALE: 1"=5'

REVISIONS:

FINAL PLAT  
BIRCH AVENUE CONDOMINIUMS  
FOURTH FLOOR PLAT - WEST

11/15/21  
MES# 18296

REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 23589  
**PRELIMINARY**  
FOR CONSTRUCTION  
RECORDING  
ARIZONA U.S.A.

COF PROJECT # PZ-17-00175

